

# Northridge Plaza

3900 NORTH RANCHO DR., SUITE 104, LAS VEGAS, NV 89130

► FOR LEASE

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## ► Executive Summary



### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 1,500 SF            |
| Lease Rate:    | 1.35 SF/month (NNN) |
| Lot Size:      | 1.4 Acres           |
| Year Built:    | 1998                |
| Building Size: | 9,000               |
| Zoning:        | C-2                 |
| Market:        | Retail              |

### PROPERTY OVERVIEW

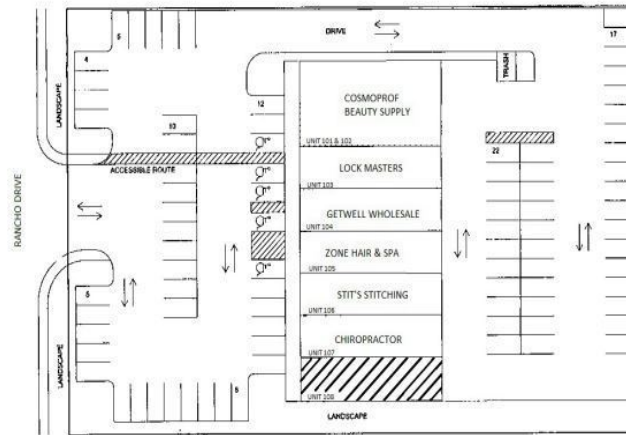
This 9000 square foot property has excellent visibility on Rancho Drive in the beautiful Northwest!! The area has recently been revitalized with Beazer Homes building Rancho Crossing with approximately 170 beautiful new homes just north of Northridge Plaza and the area has also been enhanced with new shopping venues and restaurants. The center is well maintained, recently painted, has ample parking and a solid tenant base with both national and local businesses. Owner would welcome another rental car business!!

### AVAILABLE SPACES

| SPACE         | LEASE RATE      | SIZE (SF) |
|---------------|-----------------|-----------|
| 3900 N Rancho | \$1.35 SF/month | 1,500 SF  |

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## ► Lease Spaces



### LEASE INFORMATION

|              |          |             |                 |
|--------------|----------|-------------|-----------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable      |
| Total Space: | 1,500 SF | Lease Rate: | \$1.35 SF/month |

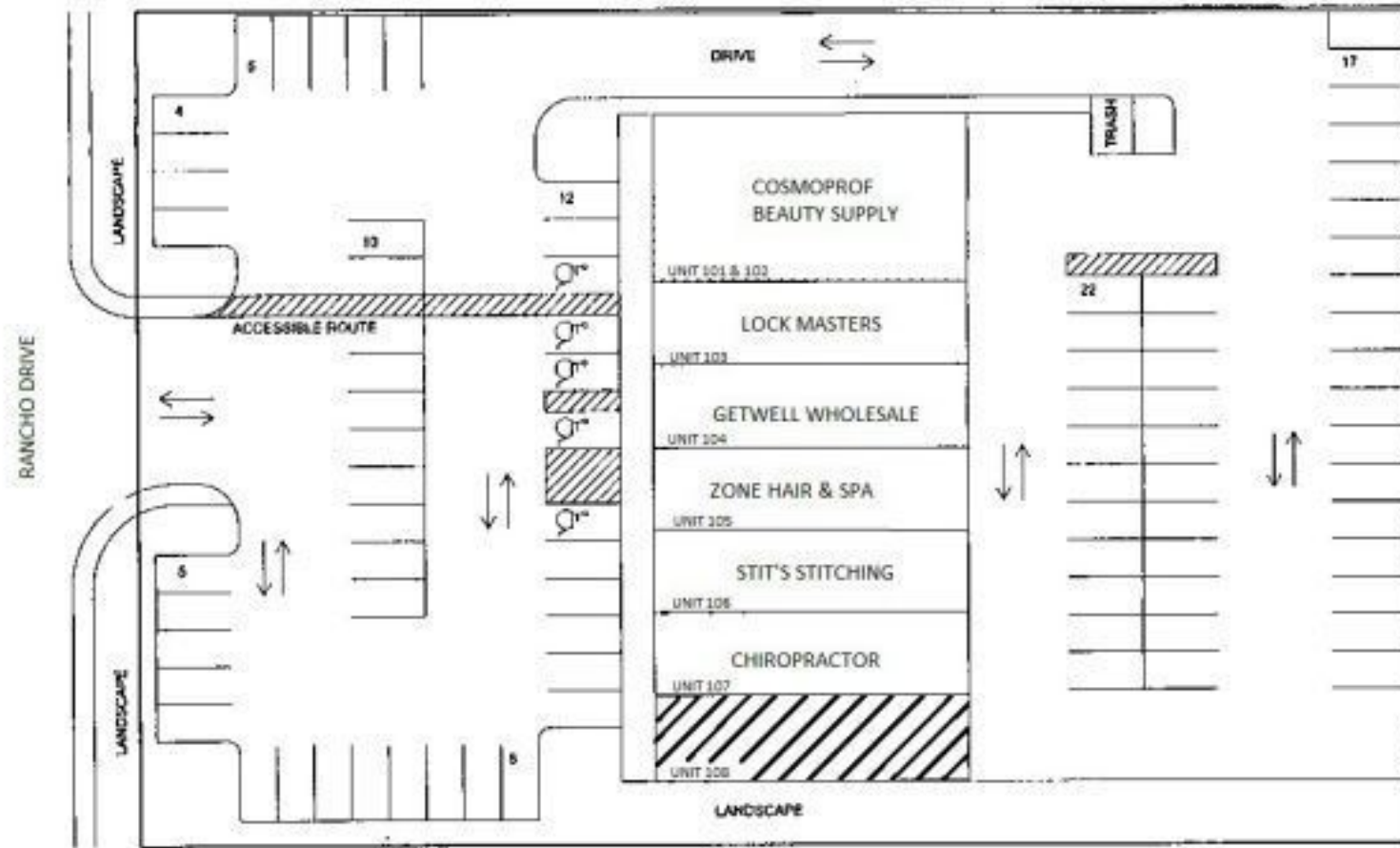
### AVAILABLE SPACES

| SUITE         | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE      | DESCRIPTION                                     |
|---------------|-----------|-----------|------------|-----------------|---|
| 3900 N Rancho | Available | 1,500 SF  | NNN        | \$1.35 SF/month | Nice open space with small office and restroom. |

## ► Additional Photos

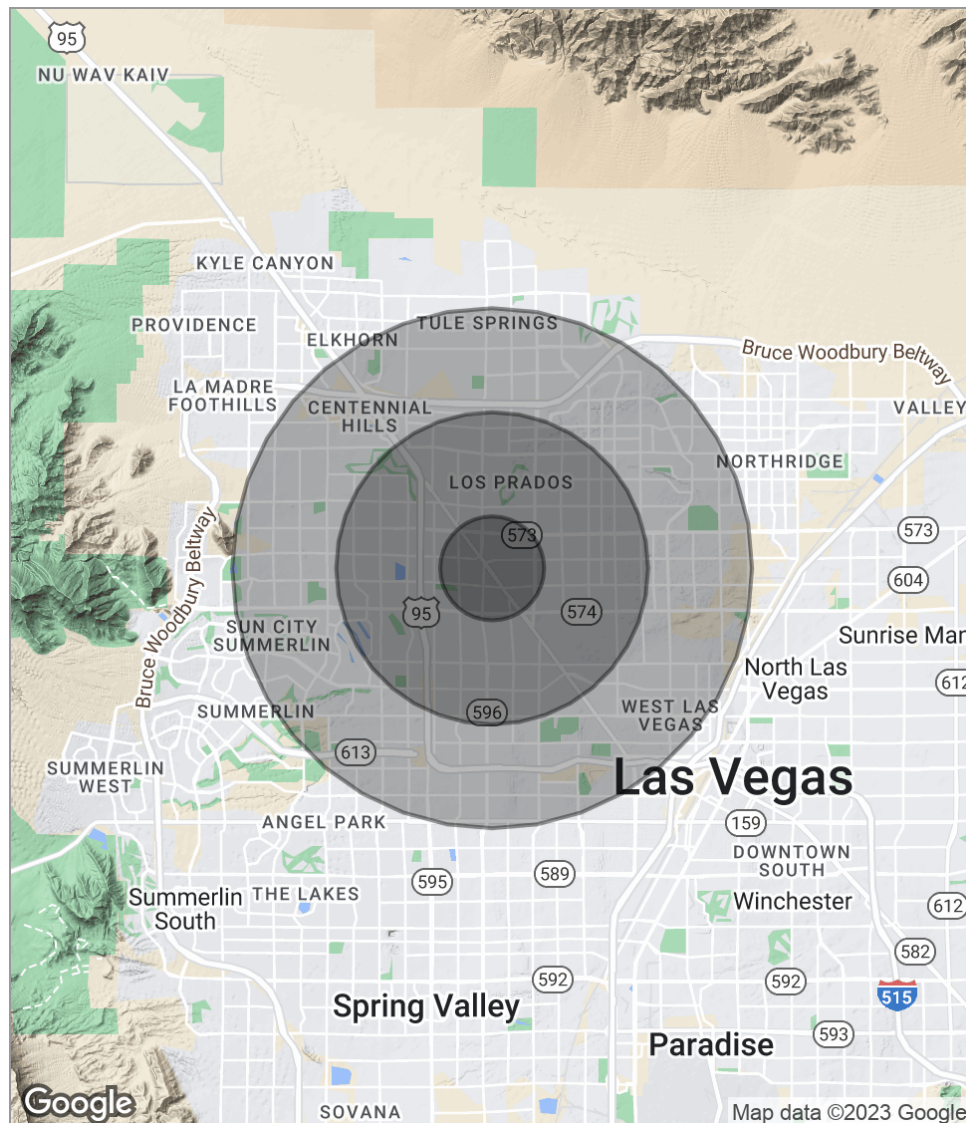


## ► Site Plans





## ► Demographics Map



### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 12,771 | 150,489 | 413,215 |
| Median age          | 41.4   | 36.2    | 35.6    |
| Median age (Male)   | 37.8   | 34.9    | 34.7    |
| Median age (Female) | 43.8   | 37.3    | 36.4    |

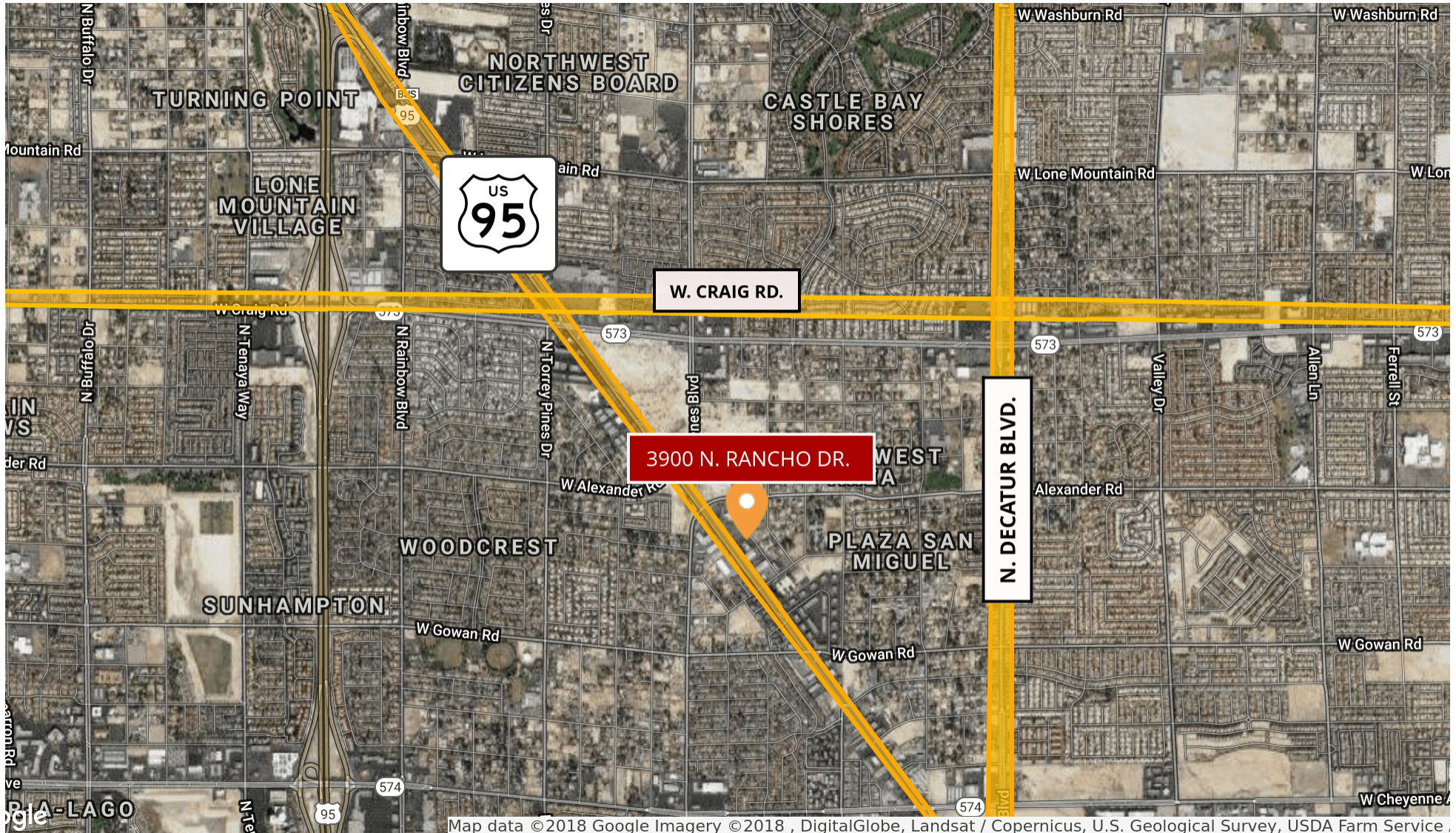
### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,474     | 54,384    | 146,232   |
| # of persons per HH | 2.9       | 2.8       | 2.8       |
| Average HH income   | \$75,061  | \$68,163  | \$70,882  |
| Average house value | \$287,781 | \$260,427 | \$276,296 |

*\* Demographic data derived from 2020 ACS - US Census*



## ► LOCATION



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service

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